

USE VARIANCE APPLICATION
CITY OF CANANDAIGUA - ZONING BOARD OF APPEALS

***** OFFICE USE ONLY *****

Application # _____ Date _____ Fee _____

The undersigned, being the Applicant(s), hereby petitions the Zoning Board of Appeals of the City of Canandaigua, Ontario County, New York, for a Use Variance according to the provisions of the Ordinance, Local Laws, Rules and Regulations constituting the Zoning and Planning Ordinances and Regulations of the City of Canandaigua.

House No. _____ on the N E S W side of _____ Street

Zone District _____ Tax Map # _____

Description of Proposed Request: _____

***** OFFICE USE ONLY *****

Building Permit application denied by Zoning Officer because: _____

Date

Zoning Officer

ATTACHED TO THIS APPLICATION IS THE FOLLOWING DOCUMENTATION

☐ Site Plan ☐ Construction Plans ☐ Other _____

For any Documentation Larger Than 11" by 17" Please Provide Nine (9) Copies

Applicant _____

Street _____ City/State _____ Zip _____

Email _____ Daytime Telephone _____

Interest in Property: _____

Property Owner, if other than Applicant: _____

Mailing Address: _____ City/State _____ Zip Code: _____

Owner's Signature: _____

To enable the Zoning Board of Appeals to grant a use variance, the applicant must present substantial evidence convincing the Board that the following statements are true. Please provide supporting evidence for each point. Attach additional sheets if necessary.

1.) Show in "Dollars and Cents" that the land in question, if used for any permitted use, will not yield a reasonable return.

To further explain question #1 above, you must provide the approximate information to the following statements:

1. The amount paid by the applicant for the entire parcel in issue.
2. The present value of the parcel or any part thereof.
3. The expense attributable to maintenance.
4. The amount of taxes on the land in issue.
5. The amount of mortgages and other encumbrances.
6. Income from the land in issue.
7. Other factors relevant to the particular circumstance of the case.

2.) Show that the hardship is unique and is not shared by all properties in the neighborhood.

3.) Show that the granting of the variance will not alter the essential character of the area.

4.) Show that the hardship is not self-created.

Applicant(s) Signature: _____ Date: _____